



MAYOR AND COUNCIL AGENDA

NO. 6

DEPT.: Public Works / Engineering
STAFF CONTACT: Lise Soukup

DATE PREPARED: 5/23/2005
FOR MEETING OF: 6/6/2005

SUBJECT:

Award of Bid #38-05 to Environmental Quality Resources (EQR) of Gaithersburg, Maryland in the amount of \$599,669.67 for two regional stormwater management pond retrofits located on Redgate Golf Course property.

RECOMMENDATION:

Staff recommends that the Mayor and Council award Bid #38-05 to EQR in the amount of \$599,669.67 for two stormwater management pond retrofits at Redgate Golf Course.

DISCUSSION:

Background:

Bid # 38-05 was distributed to 20 firms, including 5 firms in the City of Rockville. Four bids were received.

<u>Firm</u>	<u>Location</u>	<u>Amount</u>
EQR	Gaithersburg, Maryland	\$791,965.19
Pickens and Sons, Inc.	Clarksville, Maryland	\$961,712.35
Meadville Land Services, Inc	Meadville, Pennsylvania	\$1,051,219.77
Concrete General	Gaithersburg, Maryland	\$1,271,386.00

Project Description:

This project is to construct repairs and improvements to two regional stormwater management (SWM) ponds located on Redgate Golf Course. Both the Redgate Irrigation Pond and the Redgate Southwest Pond were built in the early 1980s as golf course amenities and SWM ponds. The corrugated metal pipe risers and drain pipes installed at that time have rusted through and must be replaced. In addition, SWM control standards have changed.

Both ponds will receive new concrete control structures. The metal pond barrel and all of the metal connecting pipes between the two pond cells at Redgate Irrigation Pond will be slip lined with PVC pipe. Redgate Southwest Pond's dam will be rebuilt and a new concrete barrel installed. The Irrigation pond already provides full water quality management. Redgate Southwest pond will provide water quality control through its wetland marsh. Both ponds' release rates will be adjusted to achieve the state's current water quantity control goals for 1-year, 24-hour extended detention for the overall watershed, in conjunction with the recent SWM pond retrofit upstream in Northeast Park.

Notes on Bid:

Bid #38-05 was originally bid with Northeast Park SWM CIP Project in September, 2004, under Bid #06-05. It included the two separate SWM pond retrofits and two sections of stream restoration/

channel stabilization on the Redgate Golf Course. Last fall, DPW rejected the first bid for this work on Redgate Golf Course with the expectation that costs would be lower in the spring with a more generous construction schedule. Lower construction costs did not materialize; indeed, costs remained the same or increased for most pay items. Construction costs have risen for almost all site work pay items during the past year due to rising fuel and material costs.

The bids received this spring were again substantially over the CIP construction budget. In this situation, the City Code's Purchasing Ordinance, Chapter 17, Section 17-61.j.2, Contract Award, permits the City to negotiate the scope of work and bid amounts with the low bidder to meet the available budget. Since the two SWM ponds are deteriorating and must be repaired to prevent damage to the dams and the golf course, City staff agreed to pursue only the pond retrofits and negotiated with the low bidder, EQR, for a reduced scope of work. After a meeting with the Contract Manager, Purchasing Officer, Project Manager and Golf Course Superintendent, EQR was able to eliminate a number of pay items and reduce the quantities of contingency items to produce a total bid amount of \$599,669.67 for the pond retrofits.

DPW staff and the Golf Course Superintendent agreed that the stream restoration designed for the reach between Gude Drive and the Redgate Southwest pond and the regrading of the Avery Road drainage ditch could be deferred indefinitely. The new retrofit of the Northeast Park SWM pond (completed in May, 2005) will reduce erosive flows in the stream channel, which may make further restoration unnecessary. The Avery Road ditch, although eroded, is fairly stable at this time. During the next Rock Creek watershed study update, these sites will be re-evaluated.

Reference:

EQR has performed other SWM and stream projects for the City with good results, including the ongoing Woottons Mill Stream Restoration project and the City's SWM Maintenance contract.

Options Considered:

The engineer's original estimate, prepared in December, 2003, was \$507,400.

The first set of bid received in September, 2004, were as follows:

Firm	Location	Original Bid Amount – Fall, 2004 (Bid #06-05)	New Bid Amount – Spring, 2005 (Bid # 38-05)	Reduced Scope Amount from EQR – May, 2005
Environmental Quality Resources, Inc.	Gaithersburg, Md.	\$675,309.76	\$791,965.19	\$599,669.67
Ross Contracting, Inc.	Mt. Airy, Md.	\$973,643.50	(no bid)	----
Concrete General	Gaithersburg, Md.	\$1,255,750	\$1,271,386.00	----

Fiscal Impacts:

Adequate funding for this project is included in the FY 2005 Capital Improvements Program budget under CIP project #330-850-9A59, Redgate Golf Course Stormwater Management Improvements. This project's construction budget currently has \$618,908 available.

Since both ponds have been managed by DPW as public SWM facilities for over 20 years, DPW planned to fund these repairs/retrofits through the SWM Fund. Redgate Irrigation Pond serves the dual purposes of golf course irrigation and SWM for part of the golf course and offices on Taft Court. Redgate Southwest pond provides SWM for the contributing part of the golf course, and is a visual

feature. DPW is also providing some infrastructure improvements as part of this project by replacement of several culverts near the Southwest Pond.

Future pond maintenance may be shared with the golf course in the future, at the discretion of the City Manager and Mayor and Council. Staff suggests that the golf course continue its routine mowing/landscaping maintenance for the ponds. DPW should retain structural maintenance and would pass the responsibility for trash and sediment removal in both ponds to the golf course. The Irrigation Pond has not required dredging in the past 15 years, and is not being dredged under this retrofit since the current pond volume is adequate for SWM purposes and the pond is not being completely emptied for the retrofit.

Next Steps:

Issue a contract for Bid #38-05 to EQR in the amount of \$599,669.67 for two stormwater management pond retrofits at Redgate Golf Course .

PREPARED BY: Lise Soukup
Lise Soukup, Civil Engineer II

5/26/2005
Date

CONCUR: 
Eileen Morris, Contracts Officer

5/26/2005
Date

APPROVE: 
Susan T. Straus, Acting Director of Public Works

5/26/05
Date

APPROVE: 
Scott Ullery, City Manager

5/26/05
Date

LIST OF ATTACHMENTS:

None